

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Cynthia Ann Freund fka Cynthia Ann Sorg
Debtor(s)

Bayview Loan Servicing LLC as servicer for The Bank
of New York Mellon FKA The Bank of New York, As
Trustee For the Certificateholders of CWalt, Inc.,
Alternative Loan Trust 2005-10CB, Mortgage Pass-
Through Certificates, Series 2005-10CB
Movant

v.

Cynthia Ann Freund fka Cynthia Ann Sorg
Respondent(s)

and

Natalie Lutz Cardiello, Trustee
Additional Respondent

BK. NO. 19-22415 CMB

CHAPTER 7

Related to Doc. No. 25

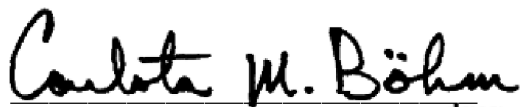
ENTERED BY DEFAULT

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 25th day of September, 2019, upon Motion of Bayview Loan Servicing LLC as servicer for The Bank of New York Mellon FKA The Bank of New York, As Trustee For the Certificateholders of CWalt, Inc., Alternative Loan Trust 2005-10CB, Mortgage Pass-Through Certificates, Series 2005-10CB, it is

ORDERED THAT: The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 439 West Cunningham Street, Butler, PA 16001 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

FILED
9/25/19 12:33 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA



Carlota M. Böhm dmr
Chief United States Bankruptcy Court Judge

Cynthia Ann Freund fka Cynthia Ann Sorg
141 Monks Road
Saxonburg, PA 16056

Malcolm L. Pollard
6331 Lake Shore Drive
Erie, PA 16505

Natalie Lutz Cardiello
107 Huron Drive
Carnegie, PA 15106

KML Law Group, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
Western District of Pennsylvania

In re:
Cynthia Ann Freund
Debtor

Case No. 19-22415-CMB
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-2

User: dric
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Sep 25, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 27, 2019.

db #+Cynthia Ann Freund, 141 Monks Rd, Saxonburg, PA 16056-2419

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 27, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 25, 2019 at the address(es) listed below:

James Warmbrodt on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,
AS TRUSTEE (CWALT 2005-10CB) bkgroup@kmlawgroup.com
Malcolm L. Pollard on behalf of Debtor Cynthia Ann Freund mactk72@gmail.com
Natalie Lutz Cardiello ncardiello@comcast.net, ncardiello@ecf.axosfs.com
Nicole Bernadette Labletta on behalf of Creditor THE BANK OF NEW YORK MELLON et al c/o NewRez
LLC d/b/a Shellpoint Mortgage Servicing Nlabletta@pincuslaw.com, brausch@pincuslaw.com
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov

TOTAL: 5